013.A	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	530,600 / 530,600
					USE VALUE:	530,600 / 530,600
					ASSESSED:	530,600 / 530,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1:	TEZEL SELIM
Owner 2:	
Owner 3:	
Street 1:	16 DOROTHY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TUMOLO JOHN ZACHARY -
Owner 2:	-
Street 1:	14-16 DOROTHY RD UNIT 16
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 1183 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	527,300	3,300		530,600
Total Card	0.000	527,300	3,300		530,600
Total Parcel	0.000	527,300	3,300		530,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.52 /Parcel: 448.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	290207
GIS Ref	
GIS Ref	
Insp Date	07/26/18

!15510!

PREVIOUS ASSESSMENT

Parcel ID: 013.A-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	527,300	3300	.		530,600		Year end	12/23/2021
2021	102	FV	512,800	3300	.		516,100		Year End Roll	12/10/2020
2020	102	FV	505,500	3300	.		508,800	508,800	Year End Roll	12/18/2019
2019	102	FV	507,200	3300	.		510,500	510,500	Year End Roll	1/3/2019
2018	102	FV	450,300	3300	.		453,600	453,600	Year End Roll	12/20/2017
2017	102	FV	411,800	3300	.		415,100	415,100	Year End Roll	1/3/2017
2016	102	FV	411,800	3300	.		415,100	415,100	Year End	1/4/2016
2015	102	FV	375,400	3300	.		378,700	378,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:52:48

LAST REV

Date	Time
06/29/21	14:24:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15510

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUMOLO JOHN ZAC	64708-388		12/23/2014		420,000	No	No		
JIMENEZ LISIANE	50951-130		3/28/2008		382,500	No	No		
JIMENEZ LISANE,	50473-1		12/17/2007	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2021	USPS	MM	Mary M
7/26/2018	Measured	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
1/29/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7910													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.96049803
Adj $ / SQ:	395.485
Other Features:	90416
Grade Factor:	1.10
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552692
Depreciation:	25424
Depreciated Total:	527268

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	391.53
Special Features:	0	Val/Su Net:	445.73
Final Total:	527300	Val/Su SzAd	445.73

SKETCH

UnSketched SubAreas:
GLA: 1183,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,183	395.490	467,859

Net Sketched Area:	1,183			Total:	467,859
Size Ad	1183	Gross Area	1183	FinArea	1183

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1928	27.50	T	40	102			3,300			3,300

More: N	Total Yard Items:	3,300	Total Special Featues:		Total: 3,300